

City Council
Atlanta, Georgia

00-0-1087

SUBSTITUTE ORDINANCE
BY: ZONING COMMITTEE

Z-00-54
12-14-00

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF ATLANTA, GEORGIA, as follows:

SECTION 1. That the Zoning Ordinance of the City of Atlanta be amended and the maps established in connection therewith be changed so that the following property located at 205 Holtzclaw Street, S.E., be changed from the I-2 (Heavy Industrial) District to the C-2-C (Commercial Service-Conditional) District, to wit:

ALL THAT TRACT or parcel of land lying and being in Land Lot 13 of the 14th District, Fulton County, Georgia, being more particularly described by the attached legal description.

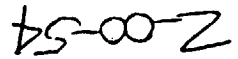
SECTION 2. If this amendment is approved under the provisions of Section 16-02.003 of the Zoning Ordinance of the City of Atlanta, entitled, "Conditional Development," as identified by the use of the suffix "C" after the district designation in Section 1 above, the Director, Bureau of Buildings, shall issue a building permit for the development of the above described property only in compliance with the attached conditions. Any conditions hereby approved (including any conditional site plan) do not authorize the violation of any zoning district regulations. District regulation variances can be approved only by application to the Board of Zoning Adjustment.

SECTION 3. That the maps referred, to now on file in the Office of the Municipal Clerk, be changed to conform with the terms of this ordinance.

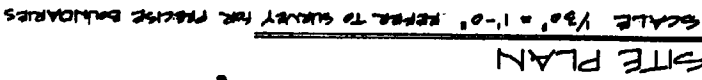
SECTION 4. That all ordinances or parts of ordinances in conflict with the terms of this ordinance are hereby repealed.

Conditions for Z-00-54

1. Development of the property shall occur according to the site plan that is titled "205 Holtzclaw Street", which was prepared by John Morrison and Partners on November 14, 2000, and was stamped as "RECEIVED" by the Bureau of Planning on November 17, 2000.
2. Regarding the operation of the workshop:
 - a. No outdoor storage of commercial items in association with the workshop shall occur at any time.
 - b. No parking by commercial vehicles shall be allowed anywhere on the property except within the designated truck parking space.
 - c. No commercial activity shall be allowed in or adjacent to the workshop on weekdays between the hours of 6:00 p.m. and 8:00 a.m., or at any time on weekends.



TRACT A
30.100 sq. ft.
0.67 ACRES
- VACANT -



Fulton County, Georgia
Real Estate Transfer Tax
Paid \$ 2,855.00
Tax 7,284.99

JUANITA HICKS
Clerk, Superior Court

By: Jan M. Hicks
Deputy Clerk

*11970
Marian
10/18/14*

GEORGIA, FULTON COUNTY
FILED AND RECORDED
99 JUL 26 AM 8:30
JUANITA HICKS
CLERK, SUPERIOR COURT

RETURN TO
ROBERT P. HICKS
SIE 414, 1437 FULTON STREET SE NE
ATLANTA, GA 30309

LIMITED WARRANTY DEED

STATE OF GEORGIA

COUNTY OF FULTON

THIS INDENTURE, Made the 21st day of July in the year one thousand nine hundred ninety-nine, between **ENCORE PROPERTIES, INC.** of the County of FULTON and State of Georgia, as party or parties of the first part, hereinafter called Grantor, and **205 HOLTZCLAW, LLC** as party or parties of the second part, hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH that: Grantor, for and in consideration of the sum of Ten & no/100ths and other valuable consideration (\$10.00) DOLLARS in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantee, the following described property:

All that tract or parcel of land lying and being in Land Lot 13 of the 14th District of Fulton County, Georgia, more particularly described as follows: Beginning at the southwest corner of Holtzclaw Street and Mauldin Street; thence south along the western side of Holtzclaw Street 321 feet to an iron pin at the northeast corner of property now or formerly owned by the City of Atlanta; thence west along the northern line of said property, 271.5 feet to a point on the eastern line of the right of way of Atlanta and West Point Railroad; thence northerly along the eastern line of said right of way 306.5 feet to a point on the south side of Mauldin Street; thence east along the south side of Mauldin Street, 201.8 feet to the point of beginning.

